

From: Kathleen Boyd <wkboydfamily@outlook.com>
Sent: Sunday, August 15, 2021 7:27 AM
To: Zoning Rockland
Cc: Douglas Lapp; Liza Landy
Subject: August 17, 2021 Hearing/Shinglemill

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To the members of the Rockland Zoning Board of Appeals,

This letter is submitted in opposition to the 40B project for the Shinglemill development off of Pond St. Because I will be out of town at the time of your meeting without internet access, I respectfully request that this correspondence be made available to all members of the ZBA and be read into the record for the hearing.

Arguments for opposition are:

1) Proximity of the project to Rockland's water supply reservoir. The DEP has reported that due to the flow of water sources on the proposed development property the current categorization for the property cannot be changed. Additional unanswered question as to whether a well on the site would draw from Rockland's current water supply at the reservoir.

2) Current state of Rockland's Sewerage Treatment plant does not support any further development until resolved. A septic system for the development is a precarious venture considering its proximity to our water reservoir.

3) Although a 40B project such as this requires at least 25% of the units to be "affordable", when the rents for such units, 1-3 bedrooms, are \$1700 - \$2100/per month, it certainly can be argued that these rental rates are NOT affordable to the 40% of Rockland's low-income population or any low-income population. A focus set forth by the current Master Plan for Rockland is to increase availability of *truly* affordable housing to that 40% low-income and the seniors in our population.

4) Further development at this location with the magnitude of vehicles involved would certainly make the current traffic crisis of the area even more of a nightmare. Any pedestrian traffic in or around that part of Pond Street would be a disaster waiting to happen.

5) The effect on town's municipal services including police, fire, and schools certainly needs to be considered for any development in Rockland, this project and any other future developments.

Your consideration of these arguments is very much appreciated. There is significant support in this town to oppose the Commonwealth of Massachusetts from moving this 40B project forward. Rockland needs a vision for future development. Please do your part as a member of the Rockland ZBA to help to shape that vision.

Respectfully submitted,
Kathleen Boyd
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